

BOSTON PUBLIC LIBRARY



3 9999 06398 554 1

* HA201.1890.A2

No.

Apr. 1892 -
Aug. 1894









Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

<http://www.archive.org/details/extracensusbulle54unit>

EXTRA CENSUS BULLETIN.

No. 54.

WASHINGTON, D. C.

August 30, 1893.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

MORTGAGES IN NEW YORK.

DEPARTMENT OF THE INTERIOR,
CENSUS OFFICE,

WASHINGTON, D. C., August 4, 1893.

SIR:

The real estate mortgage movement in New York from 1880 to 1889 was a progressive one of large proportions, beginning with a debt of \$133,539,396, incurred in 1880, and ending with \$331,554,973, incurred in 1889. This increase of 148.28 per cent in the incurred debt during the 10 years was greater than the increase of population, which was 18 per cent.

Upon separation of the debt into that which incumbered acre tracts and that which incumbered lots, it will be noticed that the increase is almost entirely found in the debt on lots. The amount of incurred debt incumbering lots in 1880 was \$105,634,180, and there was an increase to \$301,245,854 in 1889. In 1880, 49,186 lots were mortgaged; in 1889, 125,035. The annually incurred debt on acre tracts presents little evidence of any movement. The amount placed on acre tracts in 1880 was \$27,905,216; in 1889, \$30,309,119. The largest amount is found in 1883, namely, \$34,362,505.

During the 10 year period a debt of \$2,276,932,371 was incurred, represented by 710,622 mortgages; 13.05 per cent of the debt was on acre tracts and 86.95 per cent on lots.

The real estate mortgage debt existing January 1, 1890, is \$1,607,874,301, of which \$217,813,055, or 13.55 per cent, is on acres, and \$1,390,061,246, or 86.45 per cent, is on lots. The counties that have an existing debt of more than \$10,000,000 each follow: Albany, \$18,205,876; Erie, containing Buffalo, \$75,346,388; Kings, containing Brooklyn, \$235,014,813; Monroe, containing Rochester, \$54,118,884; New York, \$839,684,530; Oneida, containing Utica, \$16,655,466; Onondaga, containing Syracuse, \$27,647,639; Orange, a famous dairy county, \$15,410,142; Queens, suburban to New York and Brooklyn, \$23,955,606; Rensselaer, containing Troy, \$15,403,222; Westchester, suburban to New York, \$34,343,310.

The great debt of New York city, which is coterminous with the county, is a little more than one-half of the debt of the state and is about one-seventh of the probable mortgage debt of the United States; but when the value of the real estate of New York city is taken into account, the debt does not have a much greater proportion than the debt of the remainder of the state does in comparison with the value of real estate. In the city the debt is 30.03 per cent of the estimated true value of the real estate; in the remainder of the state the per cent is 26.38. The mortgage debt of New York state is noticeably a city lot debt. In the 11 counties above named there is an existing debt of \$1,288,481,014 on lots, and this debt is 80.14 per cent of the entire mortgage debt of the state.

New York has a per capita mortgage debt of \$268, and in this respect exceeds 20 other states that have been tabulated, as appears in the following comparative statement:

Alabama	\$26	Missouri	\$80
Arkansas	13	Nebraska	126
Colorado	206	New Hampshire	50
Connecticut	107	New York	268
Illinois	100	Oregon	73
Indiana	51	Pennsylvania	117
Iowa	104	Rhode Island	106
Kansas	170	Tennessee	23
Maine	49	Vermont	84
Massachusetts	144	Wisconsin	72
Minnesota	152		

F FARMS, HOMES, AND MORTGAGES.

In the ratio between the debt and the estimated true value of all taxed real estate New York is represented by 28.17 per cent, which exceeds the Kansas percentage by a small fraction of 1 per cent, and thus becomes the largest ratio of mortgage debt to real estate value that has been found in the 21 states, as is shown below:

	PER CENT.		PER CENT.
Alabama.....	10.96	Missouri.....	16.15
Arkansas.....	7.34	Nebraska.....	24.58
Colorado	14.75	New Hampshire	11.68
Connecticut	20.14	New York.....	28.17
Illinois.....	14.06	Oregon	8.11
Indiana.....	9.79	Pennsylvania.....	18.91
Iowa	17.61	Rhode Island.....	12.13
Kansas.....	28.13	Tennessee.....	8.67
Maine.....	13.28	Vermont	19.21
Massachusetts.....	19.42	Wisconsin	12.46
Minnesota.....	18.83		

The acres covered by existing mortgages are 40.43 per cent of the number of taxed acres in the state, and the lots covered by existing mortgages number 647,386.

Very respectfully,

JAMES H. WARDLE,
Acting Superintendent of Census.

The SECRETARY OF THE INTERIOR.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

MORTGAGES IN NEW YORK.

BY GEORGE K. HOLMES AND JOHN S. LORD.

THE REAL ESTATE MORTGAGES OF 10 YEARS.

New York exhibits a mortgage movement of a distinct progressive tendency. Table 1 shows that during the decade ending December 31, 1889, the real estate mortgages mentioning the amount of debt secured numbered 710,622 and represented an incurred debt of \$2,276,932,371. The amount of this debt incurred in 1880 was \$133,539,396, and there was an increase to \$331,554,973 in 1889. The 954 mortgages made in the course of 10 years, not stating the amount of debt secured by them, are not included in any totals but their own, except in the number of acres and lots shown in Table 1, and except when otherwise mentioned.

In 11 counties the incurred debt of 10 years was as follows: Albany, \$24,679,081; Erie, \$98,363,112; Kings, \$314,756,720; Monroe, \$71,205,282; New York, \$1,222,188,240; Oneida, \$22,829,588; Onondaga, \$36,597,623; Orange, \$19,104,442; Queens, \$31,323,338; Rensselaer, \$20,611,602; Westchester, \$43,819,969. In the state in 1880, 52,605 mortgages stating amount of debt were made and 91,403 in 1889. The number of mortgages made in 1889 gained 73.75 per cent upon those made in 1880; the amount of debt incurred, 148.28 per cent. During the 10 years preceding June 1, 1890, the population of the state increased 18 per cent.

MORTGAGES ON ACRES.—A debt of \$297,185,921 was placed on acre tracts during the 10 years, or 13.05 per cent of the total for acre tracts and lots, and this amount was represented by 186,284 mortgages, or 26.21 per cent of the total number. In the annual amount of mortgages on acres there were fluctuations, but on the whole the incurred acre debt increased from \$27,905,216 in 1880 to \$30,309,119 in 1889, although the amount for 1889 was exceeded by the amounts for 1882, 1883, and 1884.

MORTGAGES ON LOTS.—Of the total amount of real estate mortgage debt incurred during the 10 years, \$1,979,746,450, or 86.95 per cent, incumbered lots. The amount incurred in 1880 was \$105,634,180; in 1889 it was \$301,245,854. The gain in number of mortgages in 1889 over those of 1880 was 118.33 per cent; in amount of incurred debt, 185.18 per cent.

NUMBER OF ACRES AND LOTS COVERED.—During the 10 years 13,501,300 acres were incumbered by 186,699 mortgages stating and not stating amount of debt. In 1880 the number of acres incumbered was 1,345,354; and the number fell to 1,209,959 in 1889. Lots to the number of 795,098 were incumbered during the decade by 524,877 mortgages stating and not stating amount of debt; 49,186 in 1880, 125,035 in 1889. Increase of 1889 over 1880, 154.21 per cent.

AVERAGES.—The average amount of each mortgage on acres made in the state during the decade was \$1,595; on lots, \$3,776. Each mortgage on acres covered .72 acres, on the average; each mortgage on lots covered 1.51 lots; mortgages not stating amount of debt are included in these averages. A debt of \$22.06 was placed on each mortgaged acre, on the average; of \$2,492 on each mortgaged lot.

EXISTING INDEBTEDNESS.

Table 2 shows that the existing mortgage debt of New York is \$1,607,874,301, of which \$217,813,055, or 13.55 per cent, is on acres, and \$1,390,061,246, or 86.45 per cent, is on lots. Of the 579,472 mortgages in force, 156,814, or 27.06 per cent, are on acres, and 422,658, or 72.94 per cent, are on lots. Mortgages in force cover 11,372,354 acres and 647,386 lots. Mortgages have an average life of 7.504 years: on acres, 8.399 years; on lots, 7.353 years. The partial payments adopted for this state are 13.95 per cent of the face of the existing mortgages on acres; 14.37 per cent on lots; total, 14.31 per cent.

Some derived results that have been obtained follow:

Percentage of estimated true value of all taxed real estate represented by the debt in force	28.17
Percentage of the total number of taxed acres represented by the number of mortgaged acres	40.43
Average amount of debt in force per assessed acre.....	\$7.74
Average amount of debt in force per mortgaged acre.....	\$19.15
Average number of acres covered by each mortgage in force against acres.....	73
Average amount of debt to each mortgage in force	\$2,775
Average amount of debt to each mortgage in force against acres	\$1,389
Average amount of debt to each mortgage in force against lots	\$3,289
Per capita existing debt.....	\$268

SPECIAL INVESTIGATIONS.

In Albany, Allegany, Dutchess, Fulton, Livingston, and Richmond counties special investigations were conducted, the character of which has been explained at length in Extra Census Bulletin No. 3, for Alabama and Iowa.

OBJECTS OF INDEBTEDNESS.—It is found that 57.06 per cent of the original amount of existing debt, that is, without deducting partial payments, was incurred in Albany county to secure part of the purchase price of real estate, uncombined with other objects, 57.22 per cent in Allegany county, 59.85 per cent in Dutchess county, 54.16 per cent in Fulton county, 58.25 per cent in Livingston county, and 38.06 per cent in Richmond county.

To secure purchase money and to make real estate improvements, when not associated with other objects, were the reasons why \$4.36 per cent of the original amount of the existing debt was incurred in Albany county, 73.72 per cent in Allegany county, 85.81 per cent in Dutchess county, 82.55 per cent in Fulton county, 77.45 per cent in Livingston county, and 79.50 per cent in Richmond county. The percentage for real estate purchase and improvements, business, and the purchase of various articles of personal property, when not associated with other objects, is 96.67 in Albany county, 90.83 in Allegany county, 93.60 in Dutchess county, 93.46 in Fulton county, 87.47 in Livingston county, and 91.98 in Richmond county.

ALBANY COUNTY.—This county has an existing debt of \$18,205,876 and 9,705 mortgages in force. The population being 164,555, the per capita indebtedness is \$111, and there are 17 persons, on the average, to a mortgage in force. Mortgages cover 75,683 acres, and these are 24.78 per cent of the taxed acres; 11,699 lots are mortgaged. The average incumbrance on each mortgaged acre is \$33.80; on each mortgaged lot, \$1.338. There are 70 acres, on the average, incumbered by each mortgage on acres, and 1.36 lots by each mortgage on lots.

The county contains the capital of the state and has a population of 164,555. It has for a long time thriven through trade and manufactures, and is the most populous and wealthy county of the 6 counties in which special investigations were conducted.

ALLEGANY COUNTY.—The 4,565 mortgages in force represent an existing debt of \$4,311,543, or \$100, on the average, to each of the 43,240 persons in the county, and 1 mortgage to 9 persons. The 245,058 acres covered by mortgages are 38.32 per cent of the taxed acres, and the mortgaged lots number 1,523. Each mortgage on acres incumbers 77 acres, on the average, and each mortgage on lots incumbers 1.10 lots. The average debt to each incumbered acre is \$14.03, to each incumbered lot, \$574.

In this county, which is in the western part of the state, the farmers had not thriven during several bad seasons previous to the date of this investigation. The production of petroleum has had a great deal to do with improving and building up the county. It has large tanneries and some manufactures.

DUTCHESS COUNTY.—There is an existing debt of \$9,428,075 in this county, and 5,835 mortgages are in force. The population is 77,879, so that the per capita debt is \$121, and there are 13 persons, on the average, to a mortgage in force. Mortgages cover 199,573 acres, and these are 41.53 per cent of the taxed acres; 4,136 lots are mortgaged. The average incumbrance on each mortgaged acre is \$24.92, on each mortgaged lot, \$1,077. There are 84 acres, on the average, incumbered by each mortgage on acres, and 1.20 lots by each mortgage on lots. This county is situated between the Hudson river and Connecticut, and is chiefly devoted to agriculture and stock raising.

FULTON COUNTY.—This county has an existing debt of \$3,255,336 and 3,582 mortgages in force. The population being 37,650, the per capita indebtedness is \$86, and there are 11 persons, on the average, to a mortgage in force. Mortgages cover 100,111 acres, and these are 32.89 per cent of the taxed acres; 2,271 lots are mortgaged. The average incumbrance on each mortgaged acre is \$11.34; on each mortgaged lot, \$934. There are 72 acres, on the average, incumbered by each mortgage on acres, and 1.03 lots by each mortgage on lots.

The manufacture of gloves and mittens has for many years distinguished this county. This industry has especially permitted workingmen to become employers. The population of the county has been steadily recruited by immigration from other counties in New York on account of the remunerative employment offered by the glove industry.

MORTGAGES IN NEW YORK.

5

LIVINGSTON COUNTY.—This county has an existing debt of \$5,733,735 and 4,151 mortgages in force. The population being 37,801, the per capita indebtedness is \$152, and there are 9 persons, on the average, to a mortgage in force. Mortgages cover 175,235 acres, and these are 45.54 per cent of the taxed acres; 1,782 lots are mortgaged. The average incumbrance on each mortgaged acre is \$27; on each mortgaged lot, \$562. There are 68 acres, on the average, incumbered by each mortgage on acres, and 1.12 lots by each mortgage on lots.

This county adjoins Allegany county, and is almost exclusively an agricultural one. Within it is situated a portion of the Genesee valley, once the most famous wheat producing region in the United States. Unfavorable weather for several years antedating this investigation had caused some distress among the farmers and considerably depreciated farm values.

RICHMOND COUNTY.—The 3,381 mortgages in force represent an existing debt of \$8,125,321, or \$157, on the average, to each of the 51,632 persons in the county, and 1 mortgage to 15 persons. The 10,318 acres covered by mortgages are 33.98 per cent of the taxed acres, and the mortgaged lots number 7,455. Each mortgage on acres incumbers 11 acres, on the average, and each mortgage on lots incumbers 3.03 lots. The average debt to each incumbered acre is \$336.60, to each incumbered lot, \$624. Staten Island constitutes this county. It is suburban to New York city and a large proportion of the inhabitants do business in that city.

TABLE 1.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES PLACED ON RECORD AND NUMBER OF ACRES AND LOTS COVERED, BY YEARS.

[These mortgages do not represent the debt actually in force, because many have been paid.]

STATE, COUNTIES, AND YEARS.	MORTGAGES STATING AMOUNT OF DEBT.						NUMBER OF ACRES MORTGAGED.			NUMBER OF MORT- GAGES NOT STATING AMOUNT OF DEBT.			
	Total.		On acres.		On lots.		Total.	Stated.	Estimated.	Number of lots mortgaged.	Total.	On acres.	On lots.
	Number.	Amount.	Number.	Amount.	Number.	Amount.							
The State.....	710,622	\$2,276,932,371	186,281	\$297,185,921	524,335	\$1,979,746,450	13,501,300	12,791,460	709,810	795,098	954	415	539
1880.....	52,605	133,539,396	18,888	27,905,216	33,717	105,634,180	1,345,354	1,282,582	62,772	49,186	104	55	49
1881.....	56,271	165,893,281	17,607	26,582,307	38,664	139,016,884	1,262,388	1,206,321	56,067	56,265	81	30	51
1882.....	64,378	203,872,983	19,294	31,169,740	45,284	172,703,243	1,318,109	1,251,926	66,183	61,350	98	54	44
1883.....	67,607	206,484,729	20,015	34,362,505	46,992	172,122,221	1,429,322	1,338,023	71,300	69,031	116	44	72
1884.....	68,894	210,101,988	19,362	30,565,856	49,532	179,596,182	1,294,397	1,223,856	70,541	72,460	79	34	45
1885.....	71,813	215,898,388	19,316	29,162,016	52,497	186,736,372	1,322,168	1,248,775	73,393	77,726	84	33	51
1886.....	75,180	251,171,480	18,521	28,355,635	56,659	222,817,845	1,327,661	1,261,010	66,651	89,398	97	35	62
1887.....	80,376	255,544,804	18,027	29,532,775	62,949	256,012,029	1,325,097	1,252,156	72,941	96,196	103	57	46
1888.....	81,895	272,864,349	17,464	29,002,662	64,431	243,861,687	1,666,845	1,585,481	81,361	95,451	94	39	55
1889.....	91,403	331,554,073	17,790	30,309,119	73,613	301,245,854	1,209,959	1,121,328	88,631	125,035	98	34	64
Albany.....	13,581	24,679,081	1,268	3,196,647	12,316	21,482,434	84,400	80,698	3,702	16,032	20	.....	20
1880.....	1,162	1,777,452	60	110,832	1,102	1,666,620	4,296	4,296	.....	1,360	4	.....	4
1881.....	1,140	2,089,111	60	286,102	1,080	1,753,069	5,063	5,063	.....	1,326	4	.....	4
1882.....	1,269	2,182,800	77	168,444	1,192	2,014,356	6,114	5,845	260	1,434	2	.....	2
1883.....	1,310	3,113,002	118	431,902	1,192	2,681,040	8,707	8,303	404	1,417	4	.....	4
1884.....	1,399	2,351,447	120	306,102	1,270	2,045,345	8,426	8,224	202	2,019	2	.....	2
1885.....	1,419	3,008,465	123	316,562	1,296	2,691,903	8,760	8,154	606	1,545	.....	.....	.....
1886.....	1,345	2,359,396	115	304,834	1,230	2,054,562	8,233	7,627	606	1,520	.....	.....	.....
1887.....	1,512	2,956,433	178	452,389	1,334	2,501,041	12,078	11,338	740	1,807	2	.....	2
1888.....	1,509	2,498,889	208	844,910	1,301	2,153,969	11,203	10,597	606	1,763	2	.....	2
1889.....	1,519	2,392,086	209	474,500	1,310	1,917,586	11,520	11,251	269	1,841	.....	.....	.....
Erie.....	56,793	98,363,112	6,724	12,109,081	50,065	86,254,031	326,988	310,796	16,192	54,944	66	28	38
1880.....	3,365	4,148,226	626	764,204	2,739	3,384,022	30,463	29,683	780	2,960	17	10	7
1881.....	3,010	5,592,897	571	755,118	3,369	4,837,779	27,374	26,352	1,122	3,605	9	3	6
1882.....	5,060	8,112,170	725	1,119,945	4,395	6,992,225	35,754	33,754	2,000	4,566	11	4	7
1883.....	5,342	9,714,061	786	1,274,774	4,556	8,439,287	38,626	36,724	1,902	4,978	4	2	2
1884.....	5,743	9,890,056	715	1,167,955	5,028	8,722,130	36,556	33,191	3,365	5,419	2	1	1
1885.....	5,848	9,759,164	734	1,257,492	5,114	8,501,672	36,071	33,584	2,487	5,561	4	1	3
1886.....	5,805	10,226,416	640	1,209,180	5,165	9,087,236	30,357	28,650	1,707	5,677	3	1	2
1887.....	7,336	15,128,296	643	1,753,575	6,693	13,374,721	30,295	29,612	683	7,576	4	2	2
1888.....	6,728	12,153,539	636	1,440,971	6,092	10,712,568	31,560	30,048	1,512	6,595	4	.....	4
1889.....	7,622	13,568,258	648	1,365,867	6,974	12,202,391	29,932	29,298	634	8,010	8	4	4

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES PLACED ON RECORD AND NUMBER OF ACRES AND LOTS COVERED, BY YEARS—Continued.

[These mortgages do not represent the debt actually in force, because many have been paid.]

STATE, COUNTIES, AND YEARS.	MORTGAGES STATING AMOUNT OF DEBT.						NUMBER OF ACRES MORTGAGED.			Number of lots mort- gaged.	NUMBER OF MORT- GAGES NOT STATING AMOUNT OF DEBT.			
	Total.		On acres.		On lots.						Total.	On acres.	On lots.	
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Total.	Stated.	Estimated.		Total.	On acres.	On lots.	
Kings	86,892	\$314,756,720	885	\$3,676,222	86,507	\$311,080,498	8,065	5,998	2,067	190,590	28	.....	28
1880.....	4,158	12,875,328	12	152,900	4,116	12,725,428	382	360	22	8,184	3	.....	3
1881.....	5,256	17,951,461	37	735,470	5,219	17,215,991	603	474	129	10,865	2	.....	2
1882.....	6,170	21,247,407	47	283,885	6,123	20,963,522	858	664	194	11,788	.....	.....	.....
1883.....	6,925	26,065,954	23	335,634	6,902	25,730,270	954	696	258	14,443	2	.....	2
1884.....	8,128	28,787,998	27	183,405	8,101	28,554,588	510	252	258	15,718	5	.....	5
1885.....	8,979	31,165,714	60	334,461	8,919	30,831,253	1,407	1,041	366	18,246	7	.....	7
1886.....	10,212	36,583,554	89	694,159	10,123	35,895,895	1,264	769	495	22,369	3	.....	3
1887.....	11,480	42,539,643	45	355,630	11,435	42,184,013	1,023	748	280	24,996	2	.....	2
1888.....	11,337	42,240,307	18	252,857	11,319	41,987,450	509	466	43	24,495	1	.....	1
1889.....	14,247	55,346,359	27	347,771	14,220	54,998,588	555	533	22	39,486	3	.....	3
Monroe.....	41,161	71,205,282	6,107	12,247,292	35,354	58,957,990	255,692	255,642	50	43,852	21	5	16	
1880.....	2,299	3,766,189	556	1,097,232	1,743	2,668,957	26,453	26,453	.....	2,320	2	1	1
1881.....	2,650	4,794,937	557	1,203,965	2,072	3,590,972	25,680	25,680	.....	2,745	4	2	2
1882.....	3,306	6,374,935	671	1,549,055	2,635	4,325,880	30,487	30,487	.....	3,421	2	.....	2
1883.....	3,424	6,247,578	576	1,339,689	2,848	4,507,889	25,079	25,079	.....	3,542	11	2	9
1884.....	3,220	5,535,225	427	889,295	2,793	4,645,930	18,880	18,880	.....	3,682	1	.....	1
1885.....	3,502	5,592,106	460	889,051	3,042	4,703,025	20,580	20,580	.....	3,700	.....	.....	.....
1886.....	4,248	7,206,239	600	1,300,572	3,648	5,965,667	30,065	30,065	.....	4,536	1	.....	1
1887.....	5,250	8,918,255	622	1,177,371	4,618	7,740,884	26,085	26,085	50	5,184	.....	.....	.....
1888.....	6,358	10,549,226	786	1,409,804	5,572	9,139,122	23,189	23,189	.....	6,422	.....	.....	.....
1889.....	7,195	12,220,592	812	1,391,228	6,833	10,829,364	29,544	29,544	.....	8,050	.....	.....	.....
New York.....	111,315	1,222,188,240	121	2,850,163	111,194	1,219,338,077	7,960	7,433	527	171,622	62	1	61	
1880.....	8,425	68,953,102	6	152,070	8,419	68,803,032	95	95	.....	12,798	2	.....	2
1881.....	9,829	92,492,631	5	108,675	9,824	92,383,956	74	8	66	15,061	4	.....	4
1882.....	10,657	113,409,427	7	175,300	10,650	113,234,127	256	59	197	15,763	5	.....	5
1883.....	9,475	107,724,895	17	351,843	9,458	108,378,052	865	865	.....	15,172	9	.....	9
1884.....	9,673	108,786,956	9	110,647	9,664	108,676,339	154	154	.....	15,616	8	.....	8
1885.....	10,497	112,302,972	17	889,470	10,480	111,913,502	103	103	.....	16,271	3	.....	3
1886.....	12,425	140,681,714	8	179,000	12,417	140,502,714	311	311	.....	19,873	8	.....	8
1887.....	13,486	155,561,220	15	492,980	13,471	158,668,240	5,562	5,562	.....	21,129	2	.....	2
1888.....	12,504	143,335,749	21	591,028	12,788	142,744,721	266	134	132	18,254	14	1	13	
1889.....	14,044	179,937,544	16	299,150	14,028	179,635,394	274	142	132	21,685	7	.....	7
Oneida.....	16,743	22,829,588	7,062	10,078,820	9,681	12,750,759	387,899	351,522	36,377	12,672	44	17	27	
1880.....	1,401	1,615,678	734	959,023	667	656,655	45,232	38,468	6,764	924	4	.....	4
1881.....	1,391	1,711,459	706	907,482	685	804,027	37,405	32,289	5,116	829	2	1	1	
1882.....	1,561	2,158,008	754	1,034,771	807	1,123,237	38,484	32,864	5,570	995	7	4	3	
1883.....	1,602	2,723,128	806	1,555,669	796	1,167,459	40,423	35,421	5,002	1,016	9	3	6	
1884.....	1,854	2,507,590	893	1,374,499	961	1,433,091	45,316	41,080	4,036	1,272	7	3	4	
1885.....	1,916	2,612,712	845	1,158,168	1,068	1,484,544	47,683	43,704	3,979	1,513	5	4	1	
1886.....	1,877	2,544,156	769	994,340	1,108	1,549,816	43,168	41,122	2,016	1,320	.....	.....	.....
1887.....	1,715	2,265,588	567	751,631	1,118	1,513,957	31,285	29,978	1,307	1,346	5	.....	5
1888.....	1,658	2,113,253	470	644,478	1,188	1,468,775	27,182	25,932	1,250	1,669	3	1	2	
1889.....	1,763	2,248,016	515	698,818	1,258	1,519,198	31,971	30,664	1,307	1,785	2	1	1	
Onondaga.....	24,969	86,597,623	5,752	9,728,203	19,217	26,869,420	283,017	271,963	16,054	26,608	32	9	23	
1880.....	1,643	2,019,172	617	818,712	1,026	1,200,460	31,838	30,475	1,363	1,280	2	1	1	
1881.....	1,593	2,223,523	492	881,394	1,101	1,342,129	27,027	26,017	1,010	1,426	3	1	2	
1882.....	1,899	2,545,274	544	835,884	1,355	1,709,390	26,874	25,208	1,666	1,671	3	2	1	
1883.....	2,419	3,997,738	629	1,348,220	1,790	2,649,518	31,566	30,203	1,363	2,313	2	.....	2
1884.....	2,328	3,374,097	551	971,293	1,777	2,402,804	28,443	27,686	737	2,208	1	1	1	
1885.....	2,850	4,097,120	570	1,121,610	2,290	2,975,510	26,407	25,700	707	2,888	2	1	1	
1886.....	2,621	3,433,892	509	791,572	2,112	2,642,020	25,756	24,191	1,565	3,060	5	1	4	
1887.....	2,759	4,211,245	563	787,117	2,196	3,424,128	26,014	23,641	2,373	3,200	2	1	1	
1888.....	2,950	4,609,358	652	1,024,087	2,297	3,585,271	32,407	29,429	2,978	3,342	3	.....	3
1889.....	3,597	6,086,204	624	1,148,014	3,273	4,938,190	31,655	29,413	2,272	5,220	9	1	8	

MORTGAGES IN NEW YORK.

7

TABLE I.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES PLACED ON RECORD AND NUMBER OF ACRES AND LOTS COVERED, BY YEARS—Continued.

[These mortgages do not represent the debt actually in force, because many have been paid.]

STATE, COUNTIES, AND YEARS.	MORTGAGES STATING AMOUNT OF DEBT.								NUMBER OF ACRES MORTGAGED.			NUMBER OF MORT- GAGES NOT STATING AMOUNT OF DEBT.		
	Total.		On acres.		On lots.		Number of lots mort- gaged.							
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Total.	Stated.	Estimated.	Total.	On acres.	On lots.		
Orange.....	10,187	\$19,104,412	2,489	\$5,848,698	7,698	\$18,255,711	240,423	238,136	2,287	9,518	14	4	10	
1880.....	814	1,581,989	242	538,895	572	1,043,094	26,755	26,656	99	707	1	1		
1881.....	756	1,347,866	218	493,010	538	854,856	22,640	22,640	.....	614	3	.....	3
1882.....	893	1,789,795	218	590,077	645	1,199,718	23,384	23,384	.....	828	2	1	1
1883.....	971	1,884,797	260	610,954	711	1,278,813	24,440	24,241	199	835	.....	.....	.....
1884.....	1,025	1,986,740	255	734,743	770	1,251,997	20,738	20,639	99	926	1	.....	1
1885.....	1,056	1,808,814	273	613,600	783	1,195,214	24,773	24,574	199	1,059	2	.....	2
1886.....	980	1,767,014	241	521,991	739	1,245,023	20,648	20,051	597	903	4	2	2	
1887.....	1,088	2,250,960	257	640,969	831	1,609,991	23,261	22,863	398	990	.....	.....	.....
1888.....	1,291	2,321,043	257	638,825	1,034	1,682,218	24,686	24,288	398	1,191	1	.....	1
1889.....	1,313	2,365,424	238	465,634	1,075	1,899,790	19,098	18,800	298	1,435	.....	.....	.....
Queens.....	14,500	\$1,323,338	2,361	12,248,588	12,139	19,074,750	91,639	\$8,559	3,080	89,048	14	7	7	
1880.....	722	2,916,457	221	2,235,658	501	680,779	8,920	8,760	160	2,444	1	1		
1881.....	858	1,691,804	256	848,550	602	846,254	10,203	10,043	160	1,979	.....	.....	.....
1882.....	953	1,671,847	241	659,797	717	1,015,050	8,058	7,848	240	2,650	1	1	1	
1883.....	1,056	2,430,895	246	1,153,613	810	1,277,282	9,892	9,532	260	2,966	.....	.....	.....
1884.....	1,126	2,434,455	223	830,622	903	1,603,863	7,106	7,046	360	3,024	3	2	1	
1885.....	1,271	2,505,954	190	577,156	1,081	1,628,828	8,824	8,544	280	3,154	3	1	2	
1886.....	1,487	3,100,341	226	1,196,001	1,261	1,904,340	10,402	10,042	360	6,201	2	.....	2
1887.....	2,015	4,159,410	273	1,370,545	1,742	2,583,865	11,457	11,057	400	5,209	1	.....	1
1888.....	2,225	4,251,855	217	787,248	1,978	3,464,607	7,433	7,073	360	4,893	.....	.....	.....
1889.....	2,782	6,154,280	238	2,089,398	2,544	4,064,882	9,014	8,614	400	6,528	3	2	1	
Rensselaer.....	12,167	20,611,602	2,453	4,446,651	9,714	16,164,951	195,870	181,681	14,189	13,669	20	6	14	
1880.....	930	1,370,113	221	364,606	709	1,005,507	18,313	17,277	1,036	995	2	1	1	
1881.....	1,143	1,773,711	214	395,429	929	1,375,282	17,549	17,549	957	1,234	3	.....	3
1882.....	1,400	2,350,837	314	613,421	1,086	1,737,416	28,155	26,481	1,674	1,394	5	2	3	
1883.....	1,243	2,328,559	239	553,358	1,004	1,775,201	17,481	15,488	1,993	1,345	6	.....	6
1884.....	1,340	2,204,626	267	511,774	1,073	1,692,552	20,157	19,121	1,036	1,389	.....	.....	.....
1885.....	1,183	2,012,105	271	466,055	912	1,546,050	18,957	18,110	877	1,342	.....	.....	.....
1886.....	1,184	2,010,209	230	401,003	954	1,609,206	20,068	19,590	475	1,243	.....	.....	.....
1887.....	1,150	2,250,264	230	440,657	920	1,809,607	18,596	17,002	1,594	1,390	3	3	3	
1888.....	1,240	2,115,240	224	333,378	1,016	1,791,562	16,887	14,814	2,073	1,333	.....	.....	.....
1889.....	1,351	2,165,938	243	348,970	1,111	1,821,668	18,720	16,249	2,471	1,954	1	.....	1
Westchester.....	16,731	43,819,969	2,501	13,892,491	14,230	29,927,478	121,351	100,938	20,413	20,699	10	4	6	
1880.....	1,009	2,612,467	241	1,330,365	768	1,232,102	12,142	10,470	1,672	1,095	.....	.....	.....
1881.....	1,110	2,726,762	242	1,141,315	868	1,583,447	11,074	9,451	1,623	1,201	.....	.....	.....
1882.....	1,164	2,976,219	160	950,840	1,001	2,025,379	7,749	6,962	787	1,408	1	1	1	
1883.....	1,312	3,387,351	200	1,138,848	1,112	2,248,508	11,452	10,665	787	1,596	1	.....	1
1884.....	1,432	3,640,630	217	1,069,649	1,215	2,570,981	11,815	10,634	1,181	1,623	1	1	1	
1885.....	1,536	3,419,656	207	947,400	1,329	2,472,256	10,586	9,504	1,082	1,878	2	1	1	
1886.....	1,891	4,665,017	239	1,132,400	1,655	3,532,617	12,009	10,383	1,623	2,233	1	.....	1
1887.....	2,182	5,660,177	316	1,952,329	1,865	3,707,548	12,005	9,201	2,804	2,658	.....	.....	.....
1888.....	2,206	7,166,427	298	1,740,199	1,908	5,426,228	12,334	8,714	3,640	2,957	.....	.....	.....
1889.....	2,886	7,565,263	351	2,439,116	2,505	5,126,117	20,168	14,954	5,214	4,020	4	1	3	

F FARMS, HOMES, AND MORTGAGES.

TABLE 2.—REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, BY COUNTIES.

COUNTIES.	Total.	On acres.	On lots.	COUNTIES.	Total.	On acres.	On lots.
The State.....	\$1,697,874,301	\$217,813,055	\$1,390,061,216	Niagara.....	\$8,727,033	\$2,930,819	\$5,766,214
Albany.....	18,205,876	2,557,930	15,647,946	Oneida.....	16,655,466	5,797,491	5,797,975
Allegany.....	4,311,543	3,437,566	873,977	Onondaga.....	27,647,689	5,574,129	20,272,110
Broome.....	6,815,263	2,385,822	4,429,447	Ontario.....	8,130,076	5,374,741	2,293,325
Cattaraugus.....	7,877,947	5,722,385	2,155,362	Orange.....	15,410,142	4,652,479	10,757,663
Cayuga.....	7,791,796	5,127,580	2,664,216	Orleans.....	3,935,107	3,038,799	896,303
Chautauqua.....	9,888,440	5,352,210	4,536,230	Oswego.....	5,685,938	3,383,966	2,301,972
Chemung.....	3,722,205	1,522,044	2,200,161	Otsego.....	6,361,682	4,297,515	2,064,167
Chenango.....	3,454,972	2,661,562	793,410	Putnam.....	2,220,515	2,048,455	172,060
Clinton.....	4,803,651	2,317,068	2,486,613	Queens.....	23,955,006	8,495,136	15,460,470
Columbia.....	6,540,185	4,531,730	2,008,455	Rensselaer.....	15,403,222	3,387,299	12,015,923
Cortland.....	3,023,689	1,821,921	1,201,768	Richmond.....	8,125,321	3,473,022	4,652,299
Delaware.....	4,990,332	3,858,501	1,131,837	Rockland.....	3,886,757	716,366	3,170,391
Dutchess.....	9,428,075	4,974,353	4,453,722	St. Lawrence.....	8,294,747	5,679,897	2,614,850
Erie.....	75,346,385	9,537,374	65,809,014	Saratoga.....	6,727,825	2,303,870	4,223,955
Essex.....	2,267,322	994,364	1,272,958	Schenectady.....	3,209,788	1,117,965	2,001,823
Franklin.....	3,772,359	2,599,761	1,172,598	Schoharie.....	3,174,515	2,598,731	575,784
Fulton.....	3,255,336	1,134,994	2,120,342	Schuylerville.....	1,741,372	1,490,482	250,890
Genesee.....	7,029,291	5,076,917	1,952,374	Seneca.....	2,735,188	1,959,637	775,501
Greene.....	5,320,851	2,666,232	2,654,619	Steuben.....	9,277,068	6,584,745	2,692,353
Hamilton.....	321,434	299,989	21,445	Suffolk.....	9,018,649	4,370,636	4,648,013
Herkimer.....	5,085,146	2,970,816	2,114,330	Sullivan.....	2,393,685	1,407,050	634,208
Jefferson.....	7,370,287	4,463,989	2,906,298	Tioga.....	3,234,713	1,059,048	775,665
Kings.....	235,014,813	2,310,419	232,704,394	Tompkins.....	2,750,987	1,767,863	983,094
Lewis.....	4,051,514	2,760,496	1,291,018	Ulster.....	7,515,183	3,135,000	4,380,183
Livingston.....	5,733,738	4,731,783	1,001,562	Warren.....	2,569,601	903,084	1,666,517
Madison.....	5,473,518	4,132,714	1,340,304	Washington.....	4,000,629	3,265,539	803,360
Monroe.....	54,118,884	9,365,949	44,752,035	Westchester.....	8,353,449	3,101,311	1,182,388
Montgomery.....	5,791,331	2,110,187	3,681,144	Yates.....	31,343,310	10,589,531	23,762,779
New York.....	839,684,530	2,245,525	837,439,005	Wyoming.....	4,003,524	3,207,238	796,266
					3,279,286	2,592,660	686,626

